

Knox County Commission

Gina Oster, 3rd District, *Madam Chair*
Kim Frazier, At-Large Seat 11, *Vice-Chair*



400 West Main Street
Suite 603, City-County Bldg.
Knoxville, TN 37902

Damon Rawls, 1st District
Courtney Durrett, 2nd District
Shane Jackson, 4th District
Angela Russell, 5th District
Terry Hill, 6th District
Rhonda F. Lee, Esq., 7th District
Adam Thompson, 8th District
W. Andy Fox, Esq., 9th District
Larsen Jay, At-Large Seat 10

tel (865) 215-2534
fax (865) 215-2038
commission@knoxcounty.org

THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, **MAY 11, 2026 IN THE MAIN ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 WEST MAIN STREET. ALL AGENDA ITEMS ARE SUBJECT TO VOTE.**

I. CALL TO ORDER/ROLL CALL (5:00 P.M.):

(Any person testifying on any Zoning matter shall be sworn in by the Law Director or his designee before giving testimony)

A. Pledge of Allegiance to the Flag
Commissioner Damon Rawls

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 12-D-25-RZ Request of Karla Gourley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7120 Ball Camp Pike / Parcel ID 092 048.
Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent. (DEFERRED FROM JANUARY BY MAJORITY VOTE OF COMMISSION)
(Commission District 3)

2. 12-Q-25-RZ Request of Benjamin C. Mullins for rezoning CA (General Business) and A (Agricultural) to OB (Office, Medical, and Related Services). Property located at 9247 Floyd Lane; 9226, 9228, 9232 Dutchtown Road / Parcel ID 119 006; 119JA001, 002, 003. **Withdraw** **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone, by a vote of 13-0 Consent. (WITHDRAW AT REQUEST OF APPLICANT) (Previously Deferred from January to February and February to May at Request of Applicant) (Commission District 3)**

3. 4-U-26-RZ Request of Natalia Efremenko for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 768 S Gallaher View Road / Parcel ID 133 01801. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 12-0 Consent. (Commission District 4)**

4. 4-T-26-RZ Request of Josh Haun for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 510 Loop Road / Parcel ID 143 059. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 12-0. (Commission District 5)**

5. 4-R-26-RZ Request of Ralph Smith / PLS for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 4701 Messer Lane / Parcel ID 078 108. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code, by a vote of 12-0 Consent. (Commission District 6)**

6. 4-Q-26-RZ Request of Taylor D. Forrester for rezoning from BP (Business and Technology Park), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay). Property located at 0 Award Winning Way / Parcel ID 103MB00101. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 12-0 Consent. The TO (Technology Overlay) zone would be retained. (Commission District 6)**

7. 4-M-26-RZ Request of CPR for rezoning from A (Agricultural) to PR (Planned Residential) up to 5.1 dwelling units per acre. Property located at 2910, 2916, & 2920 E Emory Road / Parcel ID 038 035, 036, 03601. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5.1 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 12-0 Consent. (Commission District 7)**

8. 4-V-26-RZ Request of Benjamin C. Mullins for rezoning from PC (Planned Commercial) to CA (General Business). Property located at 6612 Clinton Highway / Parcel ID 067LB011. **Planning Commission Recommendation: Approve the CA (General Business) zone because of changing conditions and compatibility with adjacent development, by a vote of 12-0 Consent.**
(Commission District 7)

9. 4-F-26-RZ Request of Billy R. Hensley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 8616 and 8618 Mascot Road / Parcel ID 051DB016. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 12-0 Consent.**
(Commission District 8)

10. 3-A-26-RZ Request of 1222 Development LLC for rezoning from A (Agricultural) to CR (Rural Commercial). Property located at 8005 Millertown Pike / Parcel ID 051 016 (partial). **Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area, by a vote of 11-0 Consent.**
(Commission District 8)

11. 2-E-26-RZ Request of Mesana Investments, LLC for rezoning from CA (General Business) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 7920 and 8014 Asheville Highway / Parcel ID 062 164, 165 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development, by a vote of 14-0 Consent. (DEFERRED FROM APRIL AT REQUEST OF APPLICANT)** *(Previously Deferred from March to April at Request of Applicant)*
(Commission District 8)

12. 4-J-26-RZ Request of Linda Shown for rezoning from A (Agricultural) to CN (Neighborhood Commercial). Property located at 1515 Tipton Station Road / Parcel ID 137 059 (partial). **Planning Commission Recommendation: Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area, by a vote of 12-0.**
(Commission District 9)

13. 4-K-26-RZ Request of Eric White for rezoning from EC (Employment Center) to LI (Light Industrial). Property located at 8822 Valgro Road / Parcel ID 138 27406. **Planning Commission Recommendation: Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the area, by a vote of 12-0.**
(Commission District 9)

14. 3-F-26-RZ Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 2131 E Governor John Sevier Highway / Parcel ID 111 01602 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the adopted plans and changing conditions in the area, subject to conditions #1 & #3, by a vote of 12-0. (DEFERRED FROM APRIL AT REQUEST OF APPLICANT)**
(Commission District 9)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment